

# **EXHIBIT C**

**UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE**

STRIKE 3 HOLDINGS, LLC a Delaware  
Corporation,

Case No.: 2:17-cv-01731-MJP

**DECLARATION OF DAVID A. JACKSON, II,  
PRIVATE DETECTIVE, d/b/a SHADES  
SERVICES, INC.**

VS.

JOHN DOE, subscriber assigned IP address  
73.225.38.130,

Defendant.

[Remainder of page intentionally left blank]

3 I, David A. Jackson, II, d/b/a Shades Services, Inc. do hereby state and declare as follows:

- 4 1. My name is David A. Jackson, II. I am over the age of 18 and am otherwise competent to make this  
5 declaration.
- 6 2. This declaration is based on my personal knowledge and, if called upon to do so, I will testify that the  
7 facts stated herein are true and accurate.
- 8 3. I am a licensed private detective and I own and operate Shades Services, Inc. under Illinois license  
9 number 117-000844.
- 10 4. On March 7, 2018, I was retained by attorney J. Curtis Edmondson to conduct an investigation  
11 concerning a declaration by Susan B. Stalzer that was executed on November 20, 2017 and previously  
12 filed in the above captioned case.
- 13 5. I conducted research into Susan B. Stalzer (Stalzer) and determined that she is a licensed real estate  
14 professional in Illinois under license number 475143326.
- 15 6. I also determined that Stalzer currently works out of the Baird and Warner real estate office located at  
16 962 Randall Road, St Charles, Illinois 60174.
- 17 7. I conducted a skip tracer on Stalzer and determined that her home address is [REDACTED]  
18 [REDACTED] and her cellular telephone number is [REDACTED]
- 19 8. On March 7, 2018 at 2:20 pm, I arrived at the above mentioned Baird and Warner real estate office and  
20 requested to speak to Stalzer. The receptionist, Ann Dyon, stated that Stalzer was out of the office at a  
21 doctor's appointment. I then left a copy of Stalzer's November 20, 2017 declaration, my business card  
22 and a note requesting a return call for Stalzer enclosed in an envelope addressed to Stalzer with the  
23 receptionist.
- 24 9. On March 7, 2018 at 2:40 pm, I arrived at above mentioned home address for Stalzer and there was no  
25 answer to the doorbell. I left another copy of Stalzer's November 20, 2017 declaration, my business card  
26 and a note requesting a return call for Stalzer enclosed in an envelope addressed to Stalzer in the  
27 mailbox.
- 28 10. At 2:43 pm, I called Stalzer on her cellular phone and she answered the call. I identified myself by name  
29 and profession, and I informed Stalzer that I have been retained by the Edmondson law firm to interview  
30 her regarding the previously mentioned declaration filed in the above captioned Strike 3 Holdings, LLC  
31 case.
- 32 11. During my telephone conversation with Stalzer she admitted that she executed the November 20, 2017  
33 declaration, but she declined my request for an interview and she declined to answer any further  
34 questions until she received permission from her contact(s) at Strike 3 Holdings, LLC.

1 12. Stalzer also declined to identify the name of the person or persons at Strike 3 Holdings, LLC from  
2 Case 2:17-cv-017948-TSEC Document 1-2 Filed 09/06/18 Page 4 of 28  
whom she would seek authorization to submit to the interview with this investigator.

3 13. Further, Stalzer confirmed that she holds a real estate license and she stated that she does not have a  
4 private detective license.

5 14. At the conclusion of the cellular phone call I thanked Stalzer for her time and cooperation, and I  
6 informed her that I would await her return call once she received authorization to submit to an interview  
7 with this investigator from Strike 3 Holdings, LLC.

8

9 **DECLARATION**

10 PURSUANT TO 28 U.S.C. SEC. 1746, I hereby declare under penalty of perjury under the laws of the  
11 United States of America that the foregoing is true and correct.

12 Executed this 7<sup>th</sup> day of March, 2018.

13 **David A. Jackson, II**

14 By: David A. Jackson, II

Name	License Status	Credential	City/State	Original Issue Date	Current Expiration Date	Ever Disciplined
No records found for the criteria entered.						

## Search for a License

### Search Criteria

**\*\* License Type:**

COSMO  
COUNSELOR, PROF  
DENTAL  
DESIGN FIRM  
DETECT. DECEPTION  
DETECTIVE BOARD

**License Status:**

ACTIVE LICENSES ONLY

**License Number:**

**Legal Business Name:**

**Doing Business As:**

**First Name:**

Susan

**Last Name:**

Stalzer

**City:**

**State:**

Illinois

**County:**

KANE

**Zip:**

**Firearms and Explosives:**

[None Found]

**DEA Controlled Substances:**

[None Found]

**Source Information:**

All Sources	214 Source Document(s)
Driver Licenses	4 Source Document(s)
Motor Vehicle Registrations	2 Source Document(s)
Person Locator 1	5 Source Document(s)
Voter Registrations	4 Source Document(s)
PhonesPlus Records	4 Source Document(s)
Phone	3 Source Document(s)
Historical Person Locator	77 Source Document(s)
Person Locator 2	1 Source Document(s)
Deed Transfers	12 Source Document(s)
Tax Assessor Records	51 Source Document(s)
Utility Locator	2 Source Document(s)
Person Locator 4	1 Source Document(s)
Person Locator 5	29 Source Document(s)
Person Locator 6	19 Source Document(s)

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Sue Stalzer • 3rd

Partner at Stalzer & Gavanes ~ Baird & Warner  
Baird & Warner • Oakland University  
Greater Chicago Area • 429

[Message](#)

...

Specializing in residential real estate sales. Serving the western suburbs of Chicagoland. Whether you're buying, selling, relocating, moving up, downsizing, or just want a change, Stalzer & Gavanes can help!

## Experience



### Partner Stalzer & Gavanes~Licensed Realtor

Baird & Warner  
Dec 2016 – Present • 1 yr 4 mos  
St. Charles, IL

Serving the western suburbs of Chicagoland. Whether buying or selling, relocating, downsizing, moving up or just looking for a change, we can help!



### Team GTS- Gavanes/Turriff/Stalzer

Baird & Warner  
Jan 2015 – Present • 3 yrs 3 mos

In January of 2015, I formed a team with two other outstanding brokers, Anne Gavanes, and Tod Turriff. Together we have more than 20 years of real estate experience. We each bring unique qualities to this partnership and the combination has been outstanding. Between the three of us, we can meet our clients needs and commit to continue to give exceptional service to our clients in every capacity in the course of their real estate transactions.



### Realtor

Baird & Warner  
Mar 2011 – Present • 7 yrs 1 mo

Working with buyers, sellers and investors to negotiate the best possible deals for my clients

### PTO President

Bell Graham Elementary  
Jun 2013 – Jun 2015 • 2 yrs 1 mo

Oversee the business of the PTO, including delegating responsibilities, running business meetings, setting budgets, conflict resolution, chairing fundraising events



### PTA Board

Rochester Community Schools  
2004 – 2007 • 3 yrs

Managed a large volunteer organization. Serve on regional PTA council, and advisory board to the school district. Responsible for fundraisers, bringing in over \$40,000 for our school. Working

## Contact and Personal Info

Sue's Profile and Websites

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## People Also Viewed



Marla Schneider • 3rd

Realtor at Coldwell Banker Residential Brokerage



Renee Naffziger • 3rd

Branch Manager at Baird & Warner



Kimberly Kissel • 3rd

Broker REALTOR® ~ Century 21 Affiliated



Renee Martin Anderson • 3rd

Realtor - Baird & Warner



Julie Shannon Brown • 3rd

Agent/Broker for Baird & Warner



Heather Davern • 3rd

Licensed Realtor at Baird & Warner / Freelance Media Professional



Billy Rowe • 3rd

Exclusively Helping Salon/Spa Owners Save Money On Taxes & Increase Profits



Vicki Koeune

Real Estate Broker at Berkshire Hathaway HomeServices



Dorothy Kolschowsky • 3rd

Real Estate Broker



Jane Fiore • 3rd

Marketing and Sponsorship Professional

## Learn the skills Sue has

### Pitching to Investors

Viewers: 45,209

### Persuasive Selling

Viewers: 34,987

### The Science of Sales

1 Messaging

collectively with administrators to determine enrichment opportunities for students.

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**Adjunct Faculty**  
Frederick Community College  
1997 – 1999 • 2 yrs

Taught composition and literature classes. Served on Admissions Advisory Committee

[Show less ^](#)

## Education

**Oakland University**  
B.A., M.A., English  
1991 – 1997

Graduated with honors, worked as a teaching assistant throughout my master's program.

**Hollins University**



1986 – 1987

## Promoted



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## Featured Skills & Endorsements

Sellers • 27



Endorsed by Larry. Smith, who is highly skilled at this



Endorsed by 3 of Sue's colleagues at Baird & Warner

Investors • 21

Nick Laterza and 20 connections have given endorsements for this skill

Buyer Representat... • 13



Endorsed by Dominic Galto, who is highly skilled at this

[Show more ^](#)

## Recommendations

Received (1)

Given (1)



**Michelle Langworthy**

Senior Designer +  
Photographer

May 17, 2013, Michelle was a  
client of Sue's

Sue Stalzer is a consummate professional - and an incredible asset in the real estate market. My husband and I were looking for a realtor to help relocate our growing family to St. Charles / Geneva from the city and Sue went so far above and beyond in helping us find our perfect fit. She was unbiased, informative, thoughtful and incredibly hardworking. She worked with our less than convenient schedule, and didn't bat an eyelash when our financial circumstances suddenly turned us from home buyers to renters. She found us our perfect temporary solution until we're able to get back into the home buying market.

I wish the rest of my city friends would move out this way so that I could refer them to Sue!

## Accomplishments

### 3 Organizations

Illinois Association of Realtors • National Association of Realtors • Realtor Association Of The Fox Valley

[1 Messaging](#)

